

**From:** [Welch, Madalyn](#)  
**To:** [Welch, Madalyn](#)  
**Subject:** FW: Public hearing zoning map 24-003  
**Date:** Wednesday, May 15, 2024 10:53:10 AM

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**From:** [debbiedebooss@aol.com](mailto:debbiedebooss@aol.com) <[debbiedebooss@aol.com](mailto:debbiedebooss@aol.com)>  
**Sent:** Wednesday, May 1, 2024 10:21 AM  
**To:** Permit Center <[permitcenter@surfcity-hb.org](mailto:permitcenter@surfcity-hb.org)>  
**Subject:** Public hearing zoning map 24-003

Hi

I received a public hearing notice that is so vague I have no idea if it impacts areas adjacent to my property. I also can find nothing online.

Can you provide details regarding zoning map amendment 24-003 utility sites so I can determine if I want to attend the hearing?

Per the voicemail - yes I would like a response

Thank you  
Debra Meyling  
714-394-8466

[Sent from the all new AOL app for iOS](#)

**From:** [Harvey Modlin](#)  
**To:** [Welch, Madalyn](#)  
**Subject:** Re: Public hearing notice question  
**Date:** Friday, May 3, 2024 12:37:57 PM

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Thanks, Madalyn!

Harvey Modlin  
Tel.: 714-222-8999  
Email: [HarveyModlin@gmail.com](mailto:HarveyModlin@gmail.com)

On May 2, 2024, at 7:52 AM, Welch, Madalyn <[madalyn.welch@surfcity-hb.org](mailto:madalyn.welch@surfcity-hb.org)> wrote:

Good morning,

The list of the parcels included in the request is attached to this email. Please let me know if you have any questions.

Sincerely,

<image001.png>

**Maddie Welch**

**Associate Planner**

Community Development

Office: (714) 374 - 5353

[madalyn.welch@surfcity-hb.org](mailto:madalyn.welch@surfcity-hb.org)

<image002.png>

<image003.png>  
<image004.png>  
<image005.png>

2000 Main Street, Huntington Beach, CA  
92648

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**From:** Harvey Modlin <[harveymodlin@gmail.com](mailto:harveymodlin@gmail.com)>

**Sent:** Tuesday, April 30, 2024 3:10 PM

**To:** Permit Center <[permitcenter@surfcity-hb.org](mailto:permitcenter@surfcity-hb.org)>

**Subject:** Public hearing notice question

We just received a letter from the city notifying me of a planning commission public hearing scheduled for May 28, 2024. It tells me that there will be a zoning map amendment (# 24-003) for mapping consistency cleanup, utility sites. I cannot attend the meeting but as property owners we need to know which zoning parcels are affected and where those parcels are located. Please let me know about the explicit parcels and their locations.

Thank you.

## Huntington Beach Homeowners concerns regarding loss of “Residential Agriculture” Designation

1 message

Richard Rebd <richardrebd@gmail.com>

Tue, May 21, 2024 at 8:02 AM

To: Laurie Rebd <laurierebd@gmail.com>

Cc: Richard Rebd <richardrebd@gmail.com>

> We are Huntington Beach homeowners asking for the city to protect the “Residential Agriculture” designation that protected affected homeowners from land use abuses that have occurred in the past. These abuses included but are not limited to paving or coveeting large acres of land with rock, storing industrial grade electrical equipment, running a virtual industrial “lay down yard”, using the open fields as a storage facility, using the open fields as a truck parking lot often times operating hours well beyond normal working hours (11:00 pm and later on numerous occasions). There’s so much more but this is what we’re scared of and this is what frankly we’re asking you to protect us from this happening again. Here’s just a brief sample of what we’re asking you to protect us from ...

> Attached Video

>  
>  
>  
>  
>

Sent from my iPad

### 6 attachments



image0.jpeg  
520K



image1.jpeg  
588K



**image2.jpeg**  
517K



**image3.jpeg**  
332K

 **Video.mov**  
10278K

 **Video\_1.mov**  
4095K









# Stop Edison From Ignoring Local Zoning Requirements!



In July of this year So Cal Edison began using the field next to their substation on Brookhurst as a storage facility. The entire area outside of the enclosed substation is zoned for Residential Agricultural yet Edison has simply ignored the local zoning and created a lay down yard complete with a 24 hour guard. Instead of open space and the occasional garden use the residents of the area and anyone hoping to enjoy a walk or ride along the Santa Ana River now must look at, hear, and face the tractors, trucks, work, dust, dirt and noise throughout the day that accompanies this type of use. As residents, citizens, taxpayers and voters we ask the City of Huntington Beach to do the right thing and enforce the zoning regulations you have in place. Sending a Notice of Violation to Edison is not just long overdue, it's the right thing to do. No one should be above the law and certainly not Southern California Edison.

Name	Signature	Address	Email:	Date
April Paguen	<i>April Paguen</i>	10091 SPAR Cir.	flakkee@yahoo.com	11/7/19
Ken Paguen	<i>Ken Paguen</i>	10091 Spar Cr.	pagman1@yahoo.com	11-7-19
Dee Blondage	<i>Dee Blondage</i>	110081 Spar Cir	Blondeeb@gmail.com	11-7-19
Richard Reid	<i>Richard Reid</i>	10082 Spar Cr	richardoebd@gmail.com	11-7-19
Jim Keefe	<i>Jim Keefe</i>	10031 SPUR	BUCKSTOP@HOTMAIL	11/7/19
Stacy Kelley	<i>Stacy Kelley</i>	5106 Creek Dr	skelleyrc@gmail.com	11/6/19
HUY LE	<i>Huy Le</i>	10061 SPAR CIR. HB CA	huyleb@yahoo.com	11/15/2019

**From:** [Laurie Rebd](#)  
**To:** [Welch, Madalyn](#)  
**Cc:** [Richard Rebd](#)  
**Subject:** Rezoning - Public Hearing 5-28-24 - ZMA 24-003  
**Date:** Friday, May 24, 2024 3:06:34 PM  
**Attachments:** [Attachment A - Notice of Public Hearing.pdf](#)  
[Attachment B - 24-361 - Existing Zones - Utility 5-24-24.pdf](#)  
[Attachment C - RA - ARTICLE 910 City of HB.pdf](#)  
[Attachment F - 1-26-20 Email correspondence wOliver chi.pdf](#)  
[Attachment G - Gmail - One year later - SCE continues to drop off material!.pdf](#)  
[Attachment E - Dec 2015 Code Violation Letter \(1\).pdf](#)  
[Attachment D - 24-361 - Proposed Zoning Maps - Utility 5-24-24.pdf](#)

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Hi Madalyn,

Thank you for your assistance in helping us understand the proposed rezoning.

Below are comments for your consideration. Supporting documents to the notes are attached for your reference. Hopefully it helps keep things clear and simple.

Thanks again,  
Laurie Rebd  
714-743-1303

### **Slide A (Notice from the City)**

We received this notice from the city stating that the project was simply a cleanup effort to amend the zoning of certain utility and commercial sites into compliance and to match the general plan designation and existing uses on the site.

While it may appear to be just “housekeeping” to the Planning Commission, the implications for our property are SIGNIFICANT. The current (RA) zone designation has provided us with much needed protection from improper use of the land in the past, see documentation provided by Richard Rebd. The misuses have significantly affected our quality of life and that of our neighbors and our property values

This clean-up effort feels as though the tail is wagging the dog and that because the General Plan has now been found to have inconsistencies, the zoning needs to change.

It seems as though the General Plan should be amended to match what the properties are and have been used for.

### **Slide B (Current Zoning Map)**

The Current Zoning Map (per city’s Agenda’s) lists the land adjacent to our property as RA-O. There is not a definition for RA-O on the Map legend, only an RA definition. Definition of RA-O from the city is pending.

### **Slide C, D, E (Current RA definition - 3 pages)**

***Changes to the RA designation do not appear to allow for the Nurseries to operate. Currently it appears at least one-third (14 of the 42) of the parcels identified for rezoning are Nurseries. Again, it appears as though the General Plan should be changed not the zoning.***

The RA designation is and has been used as a means for the parcels under Power Transmission lines to operate Commercial Nurseries and the City's Community Garden. The **Residential Agriculture Article 910** permitting their use is attached. It does not appear as though the P or PS General Plan includes Commercial Nurseries. In essence, what is intended to align the zoning with what the properties are being used for does just the opposite. There is no mention of nurseries or gardens in the new Zoning or in the General Plan.

### **Slide F (Proposed Zoning Type to PS-O and PS)**

The proposed zoning for the land adjacent to our property is **PS-O**. The definition of PSO is not included on the Map's legend or Section 204.08  
Public Space – Open?

In the past the utility company has attempted to use the land for uses other than transmission lines permitted under the Zoning Code. These unpermitted activities included

- 1) the unpermitted grading of the land with over SEVEN tons of gravel, (which is hot, and not compliant with the "Agricultural or green/open space / nursery designation zoning.
- 2) A laydown yard (2015) – See Notice of Violation dated 12-16-2015 (attached)
- 3) A Storage yard (2019) – See various Email Correspondence from between Homeowners and Oliver Chi, City Manager.

It took two years of us working with the city for Edison to vacate for zone violations

All of the above has caused extreme duress for us as property owners and years of our time as we worked with the city and code enforcement to ensure the property is used as zoned. We are asking for your help to keep that from happening again. While the current managers at the City and SCE and the affected neighbors all have good intentions, management changes, people change jobs and we are asking for code that protects the property owners from land misuse.

Changing the zoning of the property adjacent to our land from RA to PS without strict definitions as to what is and is not allowed removes all protections from adjacent property owners.

What I am asking for is that the city:

- 1) Revise the General Plan to match the current use of the land or
- 2) Add Appropriate Protection verbiage, section or classifications to protect property owners from misuse of the property as has occurred in the past.

(Due to past attempted use of the land, citing specifically what IS NOT PERMITTED, such as a corporate vehicle yard, laydown yard, storage yard, forklift operations or any activities which are not “normal residential or commercial nursery” activities).

**3) The city re-sends the Notice of Public Hearing and advise all affected property owners that there is a proposed Zoning change to the Property adjacent to or nearby their property.**

While it states the PUBLIC HEARING NOTICE that zoning on my particular property would not change in bold face. It is indisputable that the zoning adjacent to my property is affected. I would like it to be noted that this Public Hearing Notice, whether intended to or not, leads the property owner to think this would not have any long-term effect on their property and that it is simply administrative. As you can see from the information I have provided, that is far from reality.



Laurie Rebd <laurierebd@gmail.com>

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## One year later - SCE continues to drop off material!

1 message

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**Laurie Rebd** <laurierebd@gmail.com>  
To: Richard Rebd <Richardrebd@gmail.com>

Thu, May 23, 2024 at 4:39 PM

**From:** LRebd <LRebd@socal.rr.com>  
**Date:** Wednesday, January 20, 2021 at 10:33 AM  
**To:** Sam White <giggleemom@aol.com>  
**Subject:** Re: Brookhurst Site: Delivery Notification - 01/20/2021

Yes, us too!

**From:** Sam White <giggleemom@aol.com>  
**Date:** Wednesday, January 20, 2021 at 8:59 AM  
**To:** LRebd <LRebd@socal.rr.com>  
**Subject:** Re: Brookhurst Site: Delivery Notification - 01/20/2021

Very well said. Hope we can get it resolved without going to trial.

Sent from my iPhone

On Jan 19, 2021, at 2:01 PM, Laurie Rebd <LRebd@socal.rr.com> wrote:

**From:** Richard Rebd <richardrebd@gmail.com>  
**Date:** Tuesday, January 19, 2021 at 1:43 PM  
**To:** Oliver Chi <oliver.chi@surfcity-hb.org>  
**Cc:** LRebd <lrebd@socal.rr.com>, Travis Hopkins <thopkins@surfcity-hb.org>  
**Subject:** Brookhurst Site: Delivery Notification - 01/20/2021

Hello Oliver,

Happy New Year. We hope you are well and looking forward to a better 2021.

Now for the bad news, we just received notification from Travis that Edison intends to deliver approximately 100 new crates starting as early as tomorrow. This is absolutely unbelievable and unacceptable. At our first meeting you told us that you would help and that our concerns were heard and that you would work with us to resolve this situation. You explained that we would need to be patient but at the end of the day you would back us up and see this thing through to a logical conclusion. You've been good to your word and have made efforts to correct this situation but now Edison has escalated the situation to an unacceptable level.

Frankly, we need your help NOW! Please help us stop Edison and enforce the city codes that are on the books. I know the city hasn't wanted to get into a fight with Edison but at this point they are simply snubbing their noses at us, at you and the city of Huntington Beach.

We've waited long enough, tried to get along long enough and asked for the city help for long enough. We need your help now more than ever. Now is the time to tell Edison No, you cannot make any more deliveries!

Please, please, please. HELP! Please get this right and if that means taking legal action to stop a Edison then that what should happen. The facts are still the same, the land in use is zoned for residential agricultural and not an Edison lay down yard. As long time residents of the City of Huntington Beach our rights should be protected.

Again, please help us NOW.

Best regards,

Richard & Laurie Rebd  
R cell 714 328-6285  
L cell 714 743-1303

Sent from my iPad

Begin forwarded message:

**From:** Laurie Rebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Date:** January 19, 2021 at 1:20:49 PM PST  
**To:** Richard Rebd <[Richardrebd@gmail.com](mailto:Richardrebd@gmail.com)>  
**Subject:** FW: Brookhurst Site: Delivery Notification - 01/20/2021

**From:** "Hopkins, Travis" <[thopkins@surfcity-hb.org](mailto:thopkins@surfcity-hb.org)>  
**Date:** Tuesday, January 19, 2021 at 11:40 AM  
**To:** LRebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Subject:** FW: Brookhurst Site: Delivery Notification - 01/20/2021

Laurie,

Happy New Year. I hope all is well. SCE will be on site on Wednesday.

Sincerely,

*Travis Hopkins, P.E.*

*Assistant City Manager*

*City of Huntington Beach*

2000 Main Street – PO Box 190

Huntington Beach, California 92648

Office: (714) 536-5236

Fax: (714) 374-1573

**From:** Sophia Guan <[Sophia.Guan@sce.com](mailto:Sophia.Guan@sce.com)>  
**Sent:** Tuesday, January 19, 2021 10:42 AM  
**To:** Hopkins, Travis <[thopkins@surfcity-hb.org](mailto:thopkins@surfcity-hb.org)>; Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Cc:** Susan Morgan <[Susan.Morgan@sce.com](mailto:Susan.Morgan@sce.com)>; James Peterson <[james.peterson@sce.com](mailto:james.peterson@sce.com)>; David Karaffa <[David.Karaffa@sce.com](mailto:David.Karaffa@sce.com)>; Chris Barton <[Chris.Barton@sce.com](mailto:Chris.Barton@sce.com)>; Rene Mojarro <[Rene.Mojarro@sce.com](mailto:Rene.Mojarro@sce.com)>; Sophia Guan <[Sophia.Guan@sce.com](mailto:Sophia.Guan@sce.com)>  
**Subject:** Brookhurst Site: Delivery Notification - 01/20/2021

Good Morning Travis and Oliver,

Hope all is well. We will have material drop-off for tomorrow (01/20/2021) at the Brookhurst Site. Please inform the residents.

We are starting the next wave of material brought in, about 100 crates over the next few weeks.  
Thank you.

**Sophia Guan**

Senior Logistics Supervisor  
Supply Management Logistics  
Westminster DC & Metro West RSC  
T. 714-895-0390 | M. 626-484-6874

<image001.png>

<image002.png>



**CITY OF HUNTINGTON BEACH  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION**

You are receiving this Notice of Public Hearing because you are a resident or conduct business within close proximity of the item checked below. The Planning Commission Public Hearing is scheduled for:

WHEN: Tuesday, May 28, 2024 TIME: 6:00 PM

WHERE: City Council Chambers, Huntington Beach Civic Center  
2000 Main Street, Huntington Beach, CA 92648

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the application as outlined below. A copy of the application is on file in the Community Development Department, 2000 Main Street, Huntington Beach, California 92648, for review by the public. If you challenge the Planning Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. If there are any further questions please call the Community Development Department at (714) 536-5271 and refer to the application below.

NOTICE IS HEREBY GIVEN that the following items will be heard by the Planning Commission:

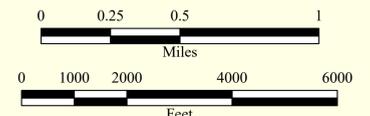
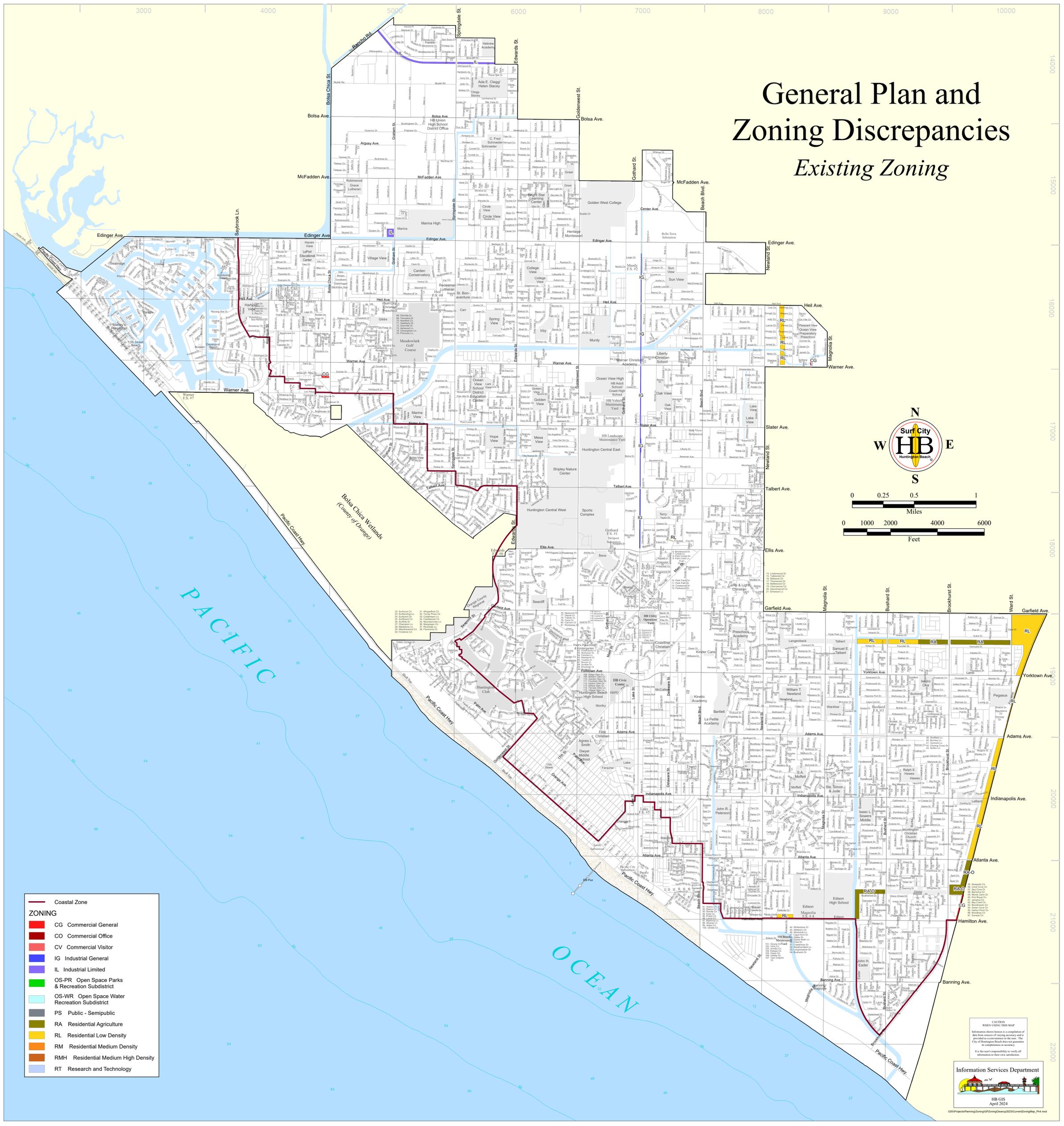
1. **ZONING MAP AMENDMENT NO. 24-003 (MAPPING CONSISTENCY CLEAN-UP PROJECT – UTILITY SITES)** Applicant: City of Huntington Beach **Property Owner:** Various **Request:** To amend the current zoning map to bring 42 inconsistently zoned parcels consisting of utility type uses into conformance with their General Plan designations. **Location:** Citywide **City Contact:** Madalyn Welch

1. NOTICE IS HEREBY GIVEN that Item #1 is categorically exempt from the provisions of the California Environmental Quality Act.

**PROJECT DESCRIPTION:** This project serves as a clean-up effort to amend the zoning of certain utility and commercial sites into compliance and match the General Plan designation and the existing uses on site. This amendment is prompted as a housekeeping item to fix inconsistencies between zoning and General Plan designations only. **This zoning map amendment will not change the zoning on your property.** If you have any questions regarding this item, please call Madalyn Welch at (714) 374-5353. \*

# General Plan and Zoning Discrepancies

## Existing Zoning



- ZONING**
- Coastal Zone
  - CG Commercial General
  - CO Commercial Office
  - CV Commercial Visitor
  - IG Industrial General
  - IL Industrial Limited
  - OS-PR Open Space Parks & Recreation Subdistrict
  - OS-WR Open Space Water Recreation Subdistrict
  - PS Public - Semipublic
  - RA Residential Agriculture
  - RL Residential Low Density
  - RM Residential Medium Density
  - RMH Residential Medium High Density
  - RT Research and Technology

**CAUTION**  
WHEN USING THIS MAP  
Information shown herein is a compilation of data from various sources and is provided as a convenience to the user. The City of Huntington Beach does not guarantee it is the user's responsibility to verify all information to their own satisfaction.



**Article 910****RESIDENTIAL AGRICULTURE DISTRICT (RA)**

(881-1/62, 1050-5/64, 1077-9/64, 1108-1/65, 1222-8/66, 1235-8/66, 1838-6/73, 1847-7/73, 1952-2/75, 2166-3/77, 2373-9/79, 2411-2/81, 2834-7/86, 2900-8/87, 2967-11/88)

**Sections:**

- 9100 General provisions
- 9101 Permitted uses
- 9102 Prohibited uses
- 9103 Minimum parcel size/frontage
- 9104 Maximum density/intensity
- 9105 Maximum building height
- 9106 Maximum site coverage
- 9107 Setbacks
- 9108 Parking
- 9109 Miscellaneous requirements

**9100 General provisions.** The residential agriculture district (RA) is intended to serve as a transition or holding zone for property with current agricultural activities and as a zone where restricted residential development is permitted. (2834-7/86)

**9101 Permitted uses.** The following shall be permitted within the RA district:

- (a) **Unregulated.** Agricultural and horticultural uses such as orchards, field or bush crops, vegetable and flower gardening.
- (b) **Building permit.** Single family dwellings and accessory buildings which are permanently located on a parcel and greenhouses, barns, tool sheds, and buildings accessory to farming uses shall be permitted subject to the approval of a building permit. Tents, trailers, vehicles, or temporary structures shall not be used for dwelling purposes.
- (c) **Use permit.** The following uses shall be permitted subject to the approval of a use permit by the Zoning Administrator:
  - (1) Wholesale nurseries.
  - (2) Uses where animal feces are used in bulk quantities or where packaging of products constitutes more than 25 percent (25%) of the site's activities. (2967-10/88)

The Zoning Administrator shall consider in reviewing the above uses, traffic circulation, the provision of off-street parking, required dedications and improvements, and the buffering and compatibility of the site with surrounding uses. (2967-10/88)

- (d) **Conditional use permit.** The following uses shall be permitted subject to the approval of a conditional use permit by the Planning Commission:

- (1) Unclassified uses pursuant to Article 963.
- (2) Temporary contractor's storage yards for the storage of construction related materials only may be permitted pursuant to the standards contained in Section 9530.15(b) (M1 district outside storage requirements) except that screening may be provided by chain link fence with wood slats rather than a masonry wall. Where the use is adjacent to an arterial highway, the minimum setback shall be twenty (20) feet, all of which shall be fully landscaped. Such uses shall be prohibited on any site located less than one thousand (1,000) feet from a residential structure. Initial approval shall be for a maximum of three (3) years, with two (2) one-year extensions subject to Planning Commission approval, except that any storage use shall cease operation once a building permit is issued for a residential structure within one thousand (1,000) feet. This temporary contractor's storage use shall only apply to construction contractors while they are engaged in active construction within the city limits of Huntington Beach.

At the time of application applicant shall submit a declaration under penalty of perjury stating the construction project location and the owner of the property if other than the applicant. (2834-7/86, 2900-8/87)

- (3) Temporary uses resulting from an operation being displaced due to property acquisition by a governmental agency may be permitted for a maximum of five (5) years. Such uses shall be similar in nature to the prevailing surrounding uses of the general area and shall comply with all applicable requirements of this code such as parking, landscaping, access, and setbacks that would pertain to such use if located in a district in which it would be a permitted use. (2967-10/88)

**9102 Prohibited uses.** The following uses shall be prohibited in the RA district:

- (a) Garbage or sewage disposal plants.
- (b) Animal husbandry and any commercial raising of animals. (2834-7/86)

**9103 Minimum parcel size/frontage.** A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth, and area for any new parcel. The minimum lot size shall be one acre and the minimum lot frontage shall be 150 feet. (2834-7/86)

**9104 Maximum density/intensity.** The maximum density shall not exceed one unit per acre. A maximum of five (5) units is permitted on any single parcel. (2834-7/86)

**9105 Maximum building height.** Maximum building height shall be twenty-five (25) feet and maximum two (2) stories for all structures. (2834-7/86)

**9106 Maximum site coverage.** Maximum site coverage shall be fifty percent (50%). Site coverage shall be as outlined in the definitions article. (2834-7/86)

**9107 Setbacks.** Setbacks for the dwelling shall be provided as indicated below. Garages shall be set back a minimum of twenty-two (22) feet from any exterior property line. Setbacks for architectural features are contained in Section 9109(b).

Front yard	Twenty (20) feet
Interior side yard	Five (5) feet
Exterior side yard	Twenty (20) feet
Rear yard	Twenty (20) feet

(2834-7/86)

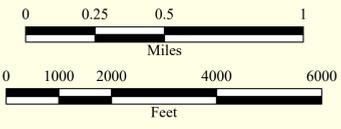
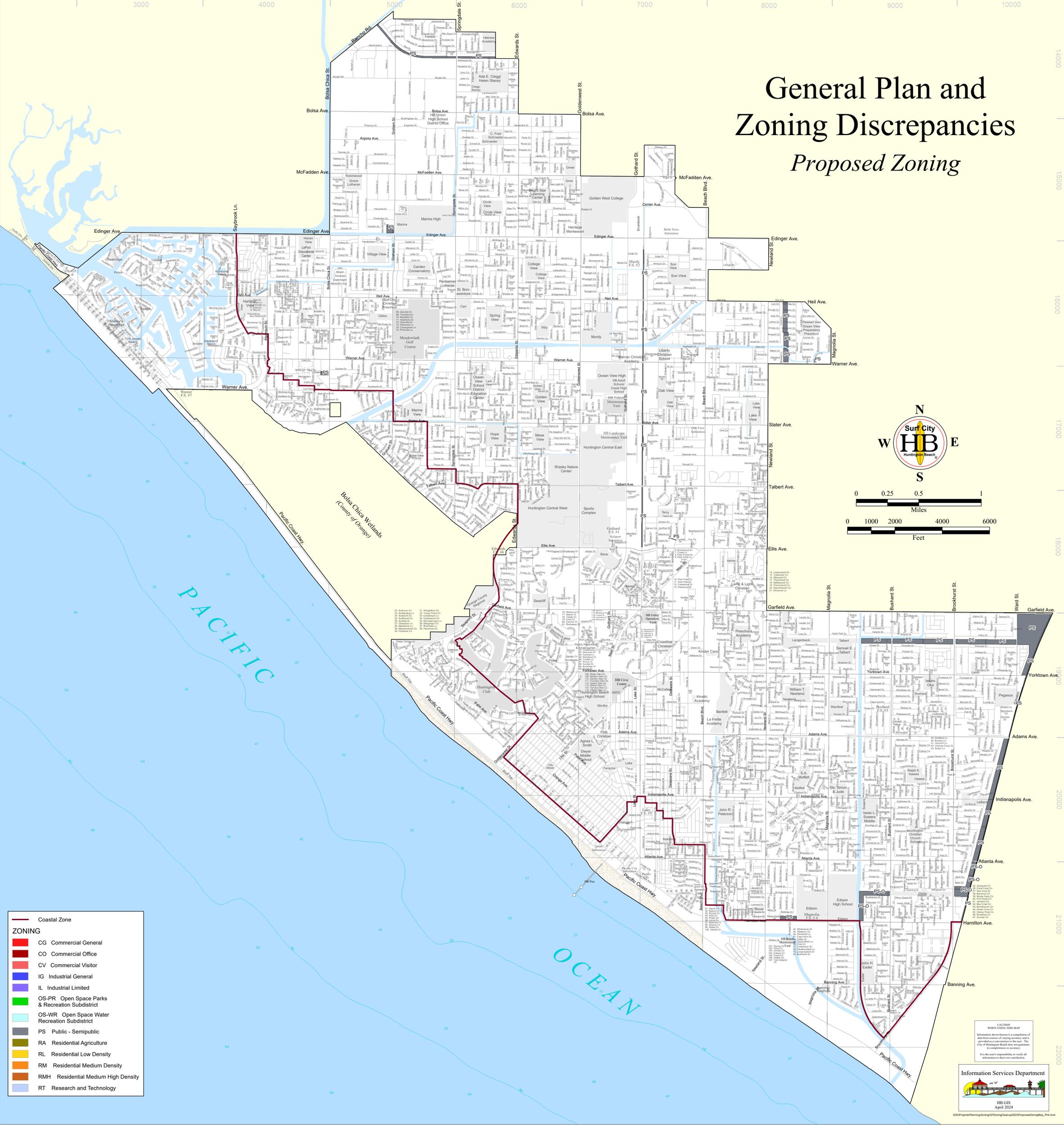
**9108 Parking.** Parking shall comply with the standards outlined in Article 960. The parking of inoperable motor vehicles, trucks and machinery, trailers, campers and boats shall be prohibited in front of the main dwelling. (2834-7/86)

**9109 Miscellaneous requirements.**

- (a) **Accessory buildings.** Accessory buildings may be permitted on a lot with a permitted main building. Setback requirements are as specified for the main dwelling, except accessory buildings other than detached garages shall set back fifty (50) feet from the front property line. The minimum distance from any building to any other building on the same lot shall be twenty (20) feet.
- (b) **Architectural features.** Architectural features, including eaves, fireplaces, and open unroofed stairways and balconies shall maintain a minimum distance of five (5) feet from any portion of any other building on the same lot. Such features shall set back thirty (30) inches from the side property lines and sixteen (16) feet from the front and rear property lines.
- (c) **Fencing.** Fencing shall comply with the standards outlined in Article 977. (2834-7/86)

# General Plan and Zoning Discrepancies

## Proposed Zoning



**ZONING**

- CG Commercial General
- CO Commercial Office
- CV Commercial Visitor
- IG Industrial General
- IL Industrial Limited
- OS-PR Open Space Parks & Recreation Subdistrict
- OS-WR Open Space Water Recreation Subdistrict
- PS Public - Semipublic
- RA Residential Agriculture
- RL Residential Low Density
- RM Residential Medium Density
- RMH Residential Medium High Density
- RT Research and Technology

**CAUTION**  
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It is the user's responsibility to verify all information to their own satisfaction.



HB GIS  
April 2024  
GIS\Projects\Planning\Zoning\GIS\Zoning\Zoning\Proposed\Zoning\Map\_104.mxd



City of Huntington Beach  
Department of Planning & Building  
Code Enforcement Section  
2000 Main Street, Huntington Beach CA 92648  
(714) 375-5155 Fax (714) 374-1540

December 16, 2015

## Notice of Violation

**Subject: Notice of Violation for 10160 Atlanta Ave, Huntington Beach, CA**  
APN: 149-141-32 Case Number: 2015-1114-305

Dear Property Owner:

The City of Huntington Beach is dedicated to preserving the quality of life throughout the community. To achieve this goal, the City has adopted codes and ordinances to maintain a healthy, safe and clean environment, carry out land use policy, and ensure quality residential and business neighborhoods.

The property listed above was inspected by Richard Massi of the City's Code Enforcement Section on December 10, 2015.

The inspection revealed the following Huntington Beach Municipal/Zoning Code violation(s):

Code	Violation Description	# of Days to Comply	Status
52	HBMC 17.10.050(c)(g)(z) Nuisance Designated	15	Open
51	HBMC 17.05.060 Grading Permits	15	Open
51	HBMC 8.40.112 Loud Noises	15	Open
	HBZSO 230.74 Outdoor Facilities	15	Open
	HBZSO 230.82-D Storage on Vacant Lot	15	Open

### Required Action(s):

You are required to take necessary action to eliminate the violation(s) from the property. In order to achieve compliance with the above code(s), please complete the required actions listed below within the time indicated:

Number	Required Action
1	Immediately cease all maintenance of power poles including but not limited to chemical preparation for off-site installation without valid Conditional Use Permit and valid Grading Permit from the Public Works Department.
2	Obtain valid Grading Permit from The Public Works Department for the gravel pour on all three parcels.
3	Immediately cease all activity on lots prior to 07:00 a.m. that is creating excessive noise and effecting the adjacent residential development.
4	Immediately cease the storage of materials on vacant lots or obtain a valid Conditional Use Permit for the intended use.

An inspection will be made following the date listed above to verify all required actions have been completed. It is very important that you correct all violations within the specified time period. Failure to correct the violations may result in the issuance of administrative citations and other fees and fines, including, but not limited to, a \$135.00 reinspection fee, and or an enforcement fee of \$946.00. The City may also take action to abate the violation(s), with the cost of the abatement assessed against you and/or the property as a lien. Each day a violation continues constitutes a new and separate offense.

If you need further clarification or require additional assistance or information to correct the violation(s), please contact the Code Enforcement Officer listed below. Officers are available via telephone between 7:30 a.m. and 9:00 a.m. or 4:00 p.m. and 5:00 p.m., Monday through Friday. An appointment is recommended to meet directly with an officer. For your convenience, you may also communicate with the officer via e-mail, using the e-mail address listed below the signature line.

Thank you for your cooperation and prompt attention to this matter.

Sincerely,

---

Nicolle Bourgeois  
Code Enforcement Officer  
Phone: (714) 374-1529  
Fax: (714) 374-1540  
[nicolle.bourgeois@surfcity-hb.org](mailto:nicolle.bourgeois@surfcity-hb.org)



Laurie Rebd <laurierebd@gmail.com>

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## Old e-mail correspondence w/Oliver

1 message

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**Laurie Rebd** <laurierebd@gmail.com>  
To: Richard Rebd <Richardrebd@gmail.com>

Thu, May 23, 2024 at 4:14 PM

**From:** LRebd <LRebd@socal.rr.com>  
**Date:** Sunday, January 26, 2020 at 12:20 PM  
**To:** Ken & April Pacquin <Paqman1@yahoo.com>, Ken & April Pacquin <flekkee@yahoo.com>, Sam White <gigglemom@aol.com>, "Dee, Brundage" <blonddeeb@gmail.com>, Robert Gambrel <rl7gum@yahoo.com>, Robert & Cynthia Gambrell <CLWoods7@earthlink.net>, 'Lisa Rozga' <LAcCook8@hotmail.com>, Del Hebert <dhebert2@verizon.net>, Kristen Bauern <kristenbauern@gmail.com>, Richard Rebd <Richardrebd@gmail.com>  
**Subject:** FW: Edison Meeting

Hi All,

We sent an email to Oliver last Wednesday inquiring as to how his meetings with Edison were progressing. Below is his reply. Considering he is the best resource we have and he seems to be attempting to address our issue, it seems like we would be wise to postpone our upcoming meeting and wait to hear back from Oliver with more information?

We hope to hear more soon. We can get together once we know more about what possible solutions Oliver is able to come up with.

Keep sending out positive vibes, prayers, anything that can help get this resolved!

Laurie  
714-743-1303

**From:** "Chi, Oliver" <oliver.chi@surfcity-hb.org>  
**Date:** Saturday, January 25, 2020 at 3:23 PM  
**To:** LRebd <LRebd@socal.rr.com>  
**Subject:** RE: Edison Meeting

Hi Laurie!

Hope you're doing well! And... I haven't forgotten about you or the issue! I've had a few (productive) discussions with SCE, and hope to have more details to share within the next week or two. I'll be in touch as soon as possible with what I hope is an acceptable plan of action moving forward!

Thanks again Laurie, and talk soon!

Oliver

---

*Oliver Chi*  
*City Manager*

**City of Huntington Beach**

2000 Main Street  
P.O. Box 190  
Huntington Beach, CA 92648  
Office: (714) 536-5575  
Cell: (310) 663-9837

**From:** Laurie Rebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Sent:** Wednesday, January 22, 2020 11:19 AM  
**To:** Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Subject:** Re: Edison Meeting

Hi Oliver,

Just following up to see if you have been able to make any progress or have any new information regarding the Edison issues affecting our neighborhood.

Best Regards,

Laurie Rebd  
714-743-1303

**From:** "Chi, Oliver" <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Date:** Monday, January 6, 2020 at 9:21 AM  
**To:** LRebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Cc:** Ken & April Pacquin <[Paqman1@yahoo.com](mailto:Paqman1@yahoo.com)>, 'Lisa Rozga' <[LAcCook8@hotmail.com](mailto:LAcCook8@hotmail.com)>, Del Hebert <[dhebert2@verizon.net](mailto:dhebert2@verizon.net)>, Sam White <[gigglemom@aol.com](mailto:gigglemom@aol.com)>, "Dee, Brundage" <[blonddeeb@gmail.com](mailto:blonddeeb@gmail.com)>, Richard Rebd <[Richardrebd@gmail.com](mailto:Richardrebd@gmail.com)>  
**Subject:** RE: Edison Meeting

Good morning Laurie & neighbors!

Happy 2020, I hope that this email finds everyone having had a great holiday season!

I just wanted to follow-up and let everyone know that the issues with SCE are still on our radar, and we've got a few meetings with Edison representatives this week to discuss how we're going to resolve everything moving forward.

I'll be sure to send updates to this group, and in the meantime, if you have any questions, please don't hesitate to let me know!

Best,  
Oliver

---

*Oliver Chi*  
*City Manager*

**City of Huntington Beach**  
2000 Main Street  
P.O. Box 190  
Huntington Beach, CA 92648  
Office: (714) 536-5575  
Cell: (310) 663-9837

**From:** Laurie Rebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Sent:** Thursday, December 26, 2019 4:21 PM  
**To:** Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Cc:** Ken & April Pacquin <[Paqman1@yahoo.com](mailto:Paqman1@yahoo.com)>; 'Lisa Rozga' <[LAcCook8@hotmail.com](mailto:LAcCook8@hotmail.com)>; Del Hebert

<dhebert2@verizon.net>; Sam White <gigglemom@aol.com>; Dee, Brundage <blonddeeb@gmail.com>; Richard Rebd <Richardrebd@gmail.com>; Laurie Rebd <LRebd@socal.rr.com>

**Subject:** Re: Edison Meeting

Hi Oliver,

Our neighbor's email addresses were inadvertently omitted from the email Richard sent.

I have copied all the neighbors who attended the meeting on this thread for your use and reference. If you would like the email addresses of all the concerned residents who did not attend the meeting I can provide them, just let me know. Otherer wise, we will continue to keep them updated.

Thanks again for your time!

Laurie Rebd  
714-743-1303

**From:** Richard Rebd <richardrebd@gmail.com>

**Date:** Thursday, December 26, 2019 at 4:10 PM

**To:** LRebd <lrebd@socal.rr.com>

**Subject:** Fwd: Edison Meeting

Sent from my iPad

Begin forwarded message:

**From:** "Chi, Oliver" <oliver.chi@surfcity-hb.org>

**Date:** December 26, 2019 at 3:46:46 PM PST

**To:** Richard Rebd <Richardrebd@gmail.com>

**Subject: RE: Edison Meeting**

Hi Richard & Laurie!

Thanks for taking the time to organize your neighbors and meet with me this afternoon! I'm so sorry once again about the situation you've all been dealing with, and we'll be working to see if we can resolve this all quickly moving ahead!

Thanks again for your time, appreciate it a ton, and I'll be in touch here soon with an update! Until then, I hope that you have a most terrific holiday season as we move towards the New Year!

Best,  
Oliver

---

Oliver Chi  
City Manager

City of Huntington Beach  
2000 Main Street  
P.O. Box 190  
Huntington Beach, CA 92648  
Office: (714) 536-5575  
Cell: (310) 663-9837

-----Original Message-----

From: Richard Rebd <richardrebd@gmail.com>

Sent: Thursday, December 26, 2019 3:44 PM

To: Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
Subject: Edison Meeting

Oliver,

Thank you so much for meeting with our group of neighbors. We truly appreciate the time and effort you spent to get to know us and our ongoing issues regarding the land use adjacent to the Edison sub station. We're encouraged by your understanding of the problems involved and look forward to hearing back from you regarding a meaningful resolution to this ongoing saga.

Best regards,

Richard & Laurie Rebd

Sent from my iPad



Laurie Rebd <laurierebd@gmail.com>

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## One year later - SCE continues to drop off material!

1 message

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**Laurie Rebd** <laurierebd@gmail.com>  
To: Richard Rebd <Richardrebd@gmail.com>

Thu, May 23, 2024 at 4:39 PM

**From:** LRebd <LRebd@socal.rr.com>  
**Date:** Wednesday, January 20, 2021 at 10:33 AM  
**To:** Sam White <giggleemom@aol.com>  
**Subject:** Re: Brookhurst Site: Delivery Notification - 01/20/2021

Yes, us too!

**From:** Sam White <giggleemom@aol.com>  
**Date:** Wednesday, January 20, 2021 at 8:59 AM  
**To:** LRebd <LRebd@socal.rr.com>  
**Subject:** Re: Brookhurst Site: Delivery Notification - 01/20/2021

Very well said. Hope we can get it resolved without going to trial.

Sent from my iPhone

On Jan 19, 2021, at 2:01 PM, Laurie Rebd <LRebd@socal.rr.com> wrote:

**From:** Richard Rebd <richardrebd@gmail.com>  
**Date:** Tuesday, January 19, 2021 at 1:43 PM  
**To:** Oliver Chi <oliver.chi@surfcity-hb.org>  
**Cc:** LRebd <lrebd@socal.rr.com>, Travis Hopkins <thopkins@surfcity-hb.org>  
**Subject:** Brookhurst Site: Delivery Notification - 01/20/2021

Hello Oliver,

Happy New Year. We hope you are well and looking forward to a better 2021.

Now for the bad news, we just received notification from Travis that Edison intends to deliver approximately 100 new crates starting as early as tomorrow. This is absolutely unbelievable and unacceptable. At our first meeting you told us that you would help and that our concerns were heard and that you would work with us to resolve this situation. You explained that we would need to be patient but at the end of the day you would back us up and see this thing through to a logical conclusion. You've been good to your word and have made efforts to correct this situation but now Edison has escalated the situation to an unacceptable level.

Frankly, we need your help NOW! Please help us stop Edison and enforce the city codes that are on the books. I know the city hasn't wanted to get into a fight with Edison but at this point they are simply snubbing their noses at us, at you and the city of Huntington Beach.

We've waited long enough, tried to get along long enough and asked for the city help for long enough. We need your help now more than ever. Now is the time to tell Edison No, you cannot make any more deliveries!

Please, please, please. HELP! Please get this right and if that means taking legal action to stop a Edison then that what should happen. The facts are still the same, the land in use is zoned for residential agricultural and not an Edison lay down yard. As long time residents of the City of Huntington Beach our rights should be protected.

Again, please help us NOW.

Best regards,

Richard & Laurie Rebd  
R cell 714 328-6285  
L cell 714 743-1303

Sent from my iPad

Begin forwarded message:

**From:** Laurie Rebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Date:** January 19, 2021 at 1:20:49 PM PST  
**To:** Richard Rebd <[Richardrebd@gmail.com](mailto:Richardrebd@gmail.com)>  
**Subject:** FW: Brookhurst Site: Delivery Notification - 01/20/2021

**From:** "Hopkins, Travis" <[thopkins@surfcity-hb.org](mailto:thopkins@surfcity-hb.org)>  
**Date:** Tuesday, January 19, 2021 at 11:40 AM  
**To:** LRebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Subject:** FW: Brookhurst Site: Delivery Notification - 01/20/2021

Laurie,

Happy New Year. I hope all is well. SCE will be on site on Wednesday.

Sincerely,

*Travis Hopkins, P.E.*

*Assistant City Manager*

*City of Huntington Beach*

2000 Main Street – PO Box 190

Huntington Beach, California 92648

Office: (714) 536-5236

Fax: (714) 374-1573

**From:** Sophia Guan <[Sophia.Guan@sce.com](mailto:Sophia.Guan@sce.com)>  
**Sent:** Tuesday, January 19, 2021 10:42 AM  
**To:** Hopkins, Travis <[thopkins@surfcity-hb.org](mailto:thopkins@surfcity-hb.org)>; Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Cc:** Susan Morgan <[Susan.Morgan@sce.com](mailto:Susan.Morgan@sce.com)>; James Peterson <[james.peterson@sce.com](mailto:james.peterson@sce.com)>; David Karaffa <[David.Karaffa@sce.com](mailto:David.Karaffa@sce.com)>; Chris Barton <[Chris.Barton@sce.com](mailto:Chris.Barton@sce.com)>; Rene Mojarro <[Rene.Mojarro@sce.com](mailto:Rene.Mojarro@sce.com)>; Sophia Guan <[Sophia.Guan@sce.com](mailto:Sophia.Guan@sce.com)>  
**Subject:** Brookhurst Site: Delivery Notification - 01/20/2021

Good Morning Travis and Oliver,

Hope all is well. We will have material drop-off for tomorrow (01/20/2021) at the Brookhurst Site. Please inform the residents.

We are starting the next wave of material brought in, about 100 crates over the next few weeks.  
Thank you.

**Sophia Guan**

Senior Logistics Supervisor  
Supply Management Logistics  
Westminster DC & Metro West RSC  
T. 714-895-0390 | M. 626-484-6874

<image001.png>

<image002.png>

**From:** [Welch, Madalyn](#)  
**To:** [Richard Rebd](#)  
**Cc:** [Laurie Rebd](#)  
**Subject:** RE: Planning Commission Notice of Public Hearing for July 23, 2024  
**Date:** Tuesday, July 16, 2024 3:09:00 PM

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While the zoning code table lists land use controls for Public/Semi-public zoned properties, please keep in mind that there is a general order for SCE sites which preempts the local zoning as it relates to SCE uses on site.

Maddie Welch  
Senior Planner  
Community Development

Office: (714) 374 - 5353  
[madalyn.welch@surfcity-hb.org](mailto:madalyn.welch@surfcity-hb.org)

2000 Main Street, Huntington Beach, CA 92648

-----Original Message-----

From: Welch, Madalyn  
Sent: Tuesday, July 16, 2024 8:20 AM  
To: Richard Rebd <[richardrebd@gmail.com](mailto:richardrebd@gmail.com)>  
Cc: Laurie Rebd <[laurierebd@gmail.com](mailto:laurierebd@gmail.com)>  
Subject: RE: Planning Commission Notice of Public Hearing for July 23, 2024

Hello Richard and Laurie,

The table in Chapter 214.06 of the zoning code lists the land uses within the Public/Semi-public zoning designation. The table outlines what type of approval is required for each use listed in the table, meaning whether a use is permitted by right, requires a Conditional Use Permit by the Zoning Administrator or by the Planning Commission. If a use requires approval of a Conditional Use Permit, then public noticing would be required, a public hearing would occur (either Zoning Administrator or Planning Commission depending on what the table states), and the community has the right to provide public comments and to speak at the public hearing to be heard by the hearing body.

Zoning Code Chapter 214.06: <https://ecode360.com/43803376#43803376>

Thank you,

Maddie Welch  
Senior Planner  
Community Development

Office: (714) 374 - 5353  
[madalyn.welch@surfcity-hb.org](mailto:madalyn.welch@surfcity-hb.org)

2000 Main Street, Huntington Beach, CA 92648

-----Original Message-----

From: Richard Rebd <richardrebd@gmail.com>  
Sent: Monday, July 15, 2024 1:03 PM  
To: Welch, Madalyn <madalyn.welch@surfcity-hb.org>  
Cc: Laurie Rebd <laurierebd@gmail.com>  
Subject: Planning Commission Notice of Public Hearing for July 23, 2024

Hello Madalyn,

In anticipation of the next Planning Commission Hearing on July 23 several of our community members want to confirm our understanding of the zoning change proposals being considered. Based upon what has been presented to us in writing and what we have been told from you as well as input from the planning commissioners we just want to confirm that while the zoning on the property adjacent to our home would change, any of the approved Public/Semi-public uses outlined in Title 20 and Title 21 would only be permitted after an application for a Conditional Use Permit. Additionally we'd like to confirm that the granting of such a permit would only occur after a public hearing and input from the community.

Please let us know if our understanding stated above is correct or if there is any additional pertinent information we should know about in an effort to protect our community from the types of uses and abuses that have occurred in the past.

Thank you,

Richard & Laurie Rebd along with our concerned neighbors

Sent from my iPad